

PRIMARY PLAT
SUNDOWN GARDENS
19653 SIX POINTS RD. WESTFIELD, IN 46032

PLANS PREPARED BY

WEIHE ENGINEERS, INC.
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INDIANAPOLIS, IN 46280
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PLANS PREPARED FOR

SUNDOWN COMMERCIAL GROUP
13400 OLD MERIDIAN STREET
CARMEL, IN 46032
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CONTACT PERSON: SCOTT SENEFFELD

LEGAL DESCRIPTION

[illegible]

Port of the Southwest Quarter of Section 22, Township 19 North, Range 3, east Hamilton County Indiana been described as follows:

Beginning at the corner stake at the southwest corner of the Southwest Quarter of Section 22, Township 19 North, Range 3, east, thence on the West line of said Southwest Quarter North 00 degrees 03 minutes 25 seconds East (assumed bearing) 353.22 feet to the top of nail, thence South 89 degrees 05 minutes 35 seconds East (assumed bearing) 200.00 feet to a 5/8" steel nail with a small cap stamped "Mark Survey"; thence South 42 degrees 03 minutes 25 seconds West, 32.85 feet to a nail on the South line of said Southwest Quarter thence on said South line South 89 degrees 04 minutes 16 seconds West 425.00 feet to the point of beginning containing 3.45 acres, more or less.

Description of Real Estate	Tract #2

Part of the Southeast Quarter of Section 22, Township 19 North, Range 3 East Hamilton County Indiana being described as follows:

Tract No
Description of Real Estate

Part of the Southeast Quarter Section 22, Township 19 North, Range 3 East Hamilton County Indiana being described as follows:

BENCHMARK

HORIZONTAL AND VERTICAL CONTROL

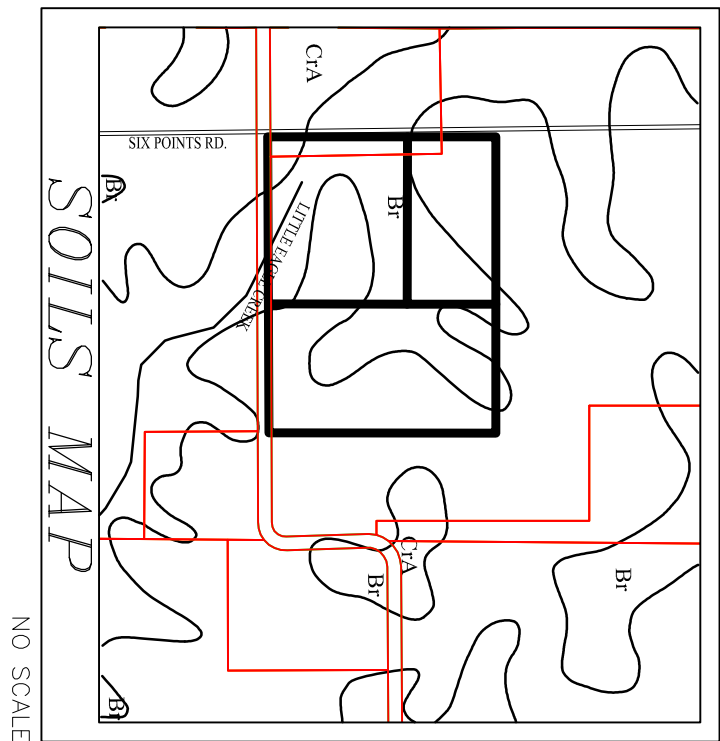
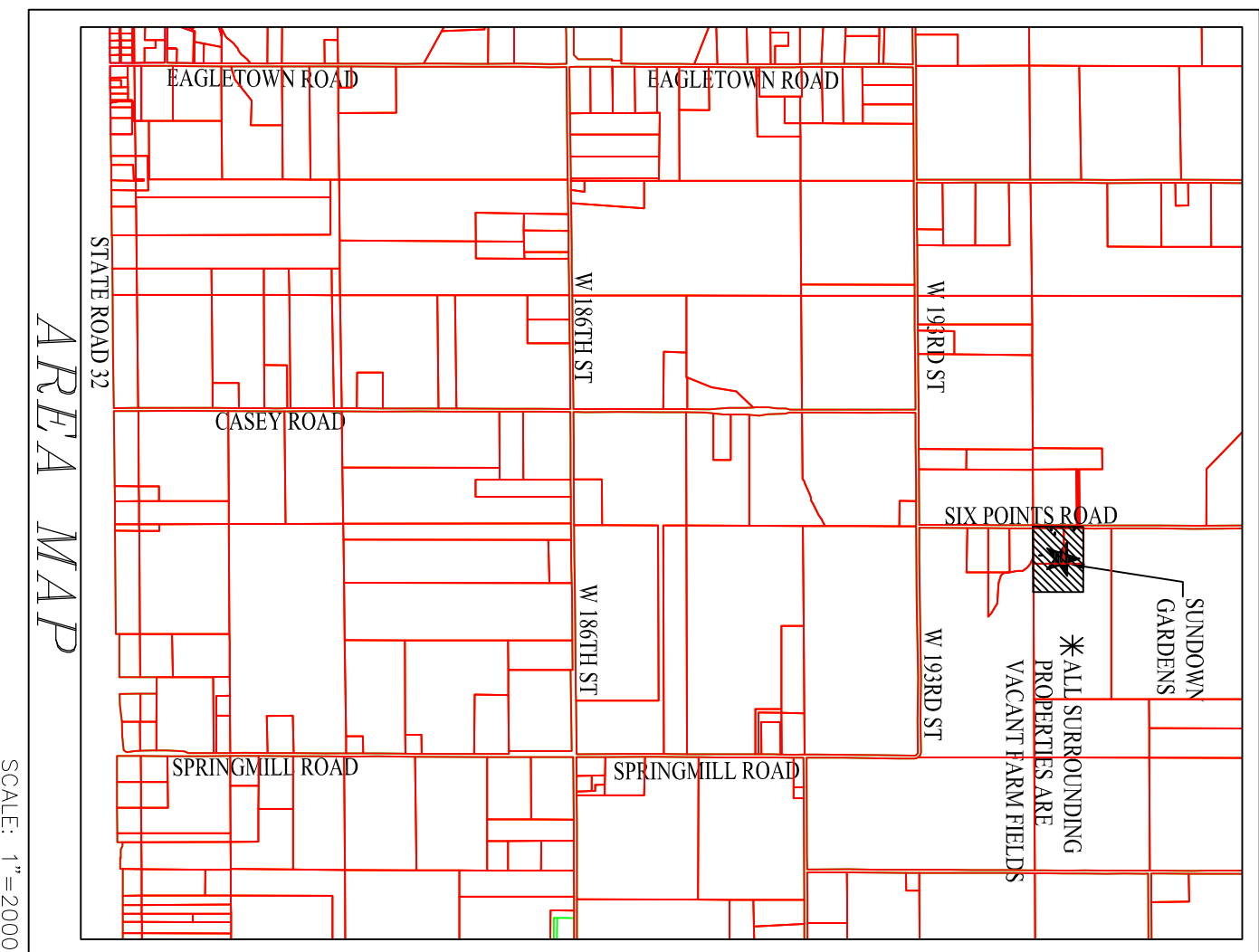
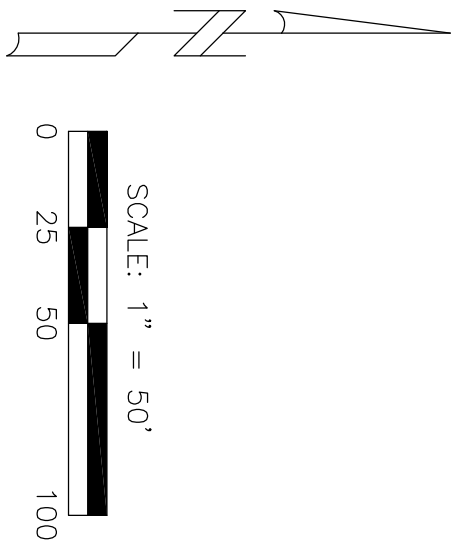
COORDINATE SYSTEM:
US STATE PLANE 1983 (AT GROUND)

PROJECT DATUM:
WORLD GEODETIC SYSTEM (WGS 1984)

VERTICAL DATUM:
NAVD 88

ZONE:
INDIANA EAST 1301

GEOID MODEL:
GEOID03 (CONUS)



By BROOKSTON SILTY CLAY LOAM
C/A CROSBY SILT LOAM, 0 TO 2 % SLOPES
BROOKSTON SILTY CLAY LOAM-

1. THIS SOIL IS GREENISH BROWN, SILTY IN TEXTURE. IT IS DEEP AND VERY POORLY DRAINED WITH MODERATE PERMEABILITY. IT HAS HIGH AVAILABLE WATER FOR PLANT GROWTH AND HIGH ORGANIC MATTER CONTENT. IT HAS COMPACT TOP LAYER AT A DEPTH OF 40 TO 60 INCHES. THE MAIN SOIL FEATURES THAT AFFECT THE URBAN DEVELOPMENT USES ARE SEASONAL HIGH WATER TABLE, HIGH POTENTIAL FROST ACTION, MODERATE SHRINK-SWELL, MODERATE PERMEABILITY AND POWDED SURFACE WATER.

2. BECAUSE OF THE EXTENSIVE DISPARITIES THIS SITE WILL BE CONSTRUCTED AS FOLLOWS, SUNDOWN GARDENS, BEING A OPEN INDUSTRIAL, INDUSTRIAL WITH THE JURISDICTION OF THE TOWN OF WESTFIELD AND HAMILTON COUNTY WILL HAVE TO BE BUILT BY THE APPLICABLE ORDINANCE. SPECIAL CONSIDERATIONS WILL HAVE TO BE IMPLEMENTED TO REMOVE AFFECT OF CONSTRUCTION ALL BUILDINGS WILL BE OF LARGER SIZE THEY CONSTRUCTION DESIGNERS SHOULD BE AVOIDED. IN CASES WHERE A HIGH WATER TABLE IS HEREIN SPECIAL FOUNDATIONS SHALL BE CONSTRUCTED. ALL ROADS WILL HAVE ADEQUATE SIGNAGE AND THE DRIVE MATERIALS BE REPAVED OR STRENGTHENED WITH STABLE MATERIAL. ALL SANITARY SERVICES SHALL BE PUBLIC AND THEREFORE SPECIAL SERVICES SHALL BE ALLOWED.

1. THIS SOIL IS DARK GRAYISH BROWN, SLT LOAM ABOUT 8" THICK, SLTY IN TEXTURE AND ON LOCATED ON SLIGHT RISES OR BROAD UNDULATING SLT PLAINS. IT IS DEEP AND SOUTHWEST POCKET, DRAINED WITH SLOW PERMEABILITY. IT HAS HIGH AVAILABLE WATER FOR PLANT ROOTS AND MEDIUM ORGANIC MATTER CONTENT. THE SOIL HAS COMPACT SLT STARTING AT A DEPTH BETWEEN 20-40 INCHES. THE MAIN SOIL FEATURE THAT AFFECTS URBAN DEVELOPMENT USES ARE SEASONAL HIGH WATER TABLE, MODERATE SHRINK SWELL POTENTIAL, HIGH URBAN DEVELOPMENT FROST ACTION AND SLOW PERMEABILITY.

2. BECAUSE OF THESE EXISTING CONDITIONS THIS SITE WILL BE CONSTRUCTED AS FOLLOWS, SUNDOWN GARDENS, BEING A OPEN INDUSTRIAL DISTRICT WITH THE JURISDICTION OF THE TOWN OF WESTFIELD AND HAMILTON COUNTY WILL HAVE TO BUILD BY THE APPLICABLE ORDINANCE. SPECIAL CONSIDERATIONS WILL HAVE TO BE UNDERTAKEN TO REMOVE FAILURE OF CONSTRUCTION. ALL BUILDINGS OR BE OF LARGER SLAB TYPE CONSTRUCTION. IN AREAS WHERE A HIGH WATER TABLE IS PRESENT SPECIAL FOUNDATIONS SHALL BE CONSTRUCTED. ALL ROADS WILL HAVE ADJACENT SIDE-BASE. THE BASE MATERIAL WILL BE REPLACED OR STRENGTHENED WITH STURDIER MATERIAL. ALL SWANNEY SPEDERS SHALL BE PUBLIC AND THEREFORE NO SEPTIC SYSTEMS SHALL BE INSTALLED.